

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 25 July 2017

**Present:** Councillor J Black (in the Chair)  
Councillors S Haroon, S Kerrison, C Preston, R Caserta,  
J Harris, I Schofield, Y Wright, M D'Albert and T Holt

**Public Attendance:** 100 members of the public were present at the meeting.

**Apologies for Absence:** Councillor T Cummings, Councillor R Skillen and  
Councillor M C Connolly

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**P.96 DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**P.97 MINUTES OF THE MEETING HELD ON 20 JUNE, 2017**

**Delegated decision:**

That the Minutes of the meeting held on 20 June, 2017 be approved as a correct record and signed by the Chair.

**P.98 PLANNING APPLICATIONS**

A report from the Development Manager was submitted in relation to the applications for planning permission. Supplementary information was also submitted in relation to planning applications: 60992; 61117; 61135; 61363; 61530; 61364; 61563; 61572; 61584.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to three minutes for each speaker.

Prior to the Committee meeting, Site Visits had taken place in relation to Planning Applications 60992 and 61117.

Councillor Daly spoke as a ward representative in respect of planning application 61117 and Councillor Cathcart spoke as a ward representative in respect of planning application 60992.

**Delegated decisions:**

1. That **Approval** be given to the following applications in accordance with the reasons put forward by the Head of Development Management in the report and supplementary information submitted and subject to the conditions included:

**60992 Higher Spen Moor, Bury and Bolton Road, Radcliffe, Manchester – Radcliffe East Ward**

Upgrading of existing access track leading to and along Higher Spen Moor including minor landscaping works and improvements to the access mouth

**61085 Land Between 8 & 9 Radelan Grove, Radcliffe, Manchester – Radcliffe North Ward**

Erection of detached bungalow

**61086 Land between 4 & 5 Radelan Grove, Radcliffe, Manchester – Radcliffe North Ward**

Erection of detached bungalow

**61363 Higher Tops Barn, Moor Road, Ramsbottom, Bury – Ramsbottom & Tottington – Ramsbottom Ward**

Change of use of agricultural land to horse menage

**61364 Ramsbottom Service Station, Stubbins Lane, Ramsbottom, Bury – Ramsbottom & Tottington – Ramsbottom Ward**

Redevelopment of existing petrol station including demolition of shop, car wash and industrial building and erection of a retail unit (Class A1) and drive thru coffee shop (Class A1), new car parking, site access and associated works

**61502 Flat above 45 Bridge Street, Ramsbottom, Bury – Ramsbottom & Tottington – Ramsbottom Ward**

Change of use from dwelling (Class C3) (flat above ground floor café) to a sewing and crafts teaching centre (Class D1): Change upvc window frame at front to traditional white sash style

**61530 13 Brandlesholme Road, Tottington, Bury – North Manor Ward**

Change of use from shop (Class A1) to café (Class A3); New shop front and formation of outside seating area at front

**61563 Birchen Bower Farm, Harwood Road, Tottington, Bury – Ramsbottom & Tottington – Ramsbottom Ward**

Replacement garage/workshop/stable/tackroom and alterations to windows and doors; Two storey extension at front and change of use of the attached barn to residential accommodation

**61572 Site of former Fishpool County Infant School, Parkhills Road, Bury – Bury East – Redvales Ward**

Change of house type for plots 3,4,5,6,7,8 from previously approved planning application 58866

**61584 Glenshiel, 232 Hilton Lane, Prestwich, Manchester- Prestwich – St Mary's Ward**

Demolition of existing bungalow and erection of 3 no. dwellings

2. That the Committee be **Minded to Approve** the following applications in accordance with the reasons put forward by the Head of Development Management in the report and supplementary information submitted and subject to the conditions included:

**61117 Bleaklow Mill, Bolton Road, Tottington, Bury – North Manor Ward**

Demolition of the existing vacant industrial building and the erection of 24 dwellings (20 three bed and four bed) with public open space, parking and associated access

**61135 Car Park to the north of Croft Lane, Bury – Whitefield & Unsworth – Unsworth Ward**

Outline application for the construction of 7 no. dwellings

3. That the following application be **Deferred**:-

**61613 Land adjacent to 5 Stanley Road, Radcliffe, Manchester – Radcliffe North Ward**

Erection of 1 no. dwelling

(Note: This application was deferred for a site visit to take place prior to consideration by the Committee. The site visit proposal was moved by Councillor Wright and seconded by Councillor Harris. The Committee voted unanimously in favour of the site visit proposal).

**P.99 DELEGATED DECISIONS**

A report from the Development Manager was submitted listing all recent Planning application decisions made by Officers using delegated powers.

**Delegated decision:**

That the report be noted.

**P.100 PLANNING APPEALS**

A report from the Head of Development Management was submitted listing all recent Planning Appeal decisions since the last meeting of the Planning Control Committee.

**Delegated decision:**

That the report be noted.

**P.101 SECTION 106 OBLIGATIONS**

A report from the Development Manager was submitted detailing the contributions made by Section 106 Obligations since April, 2016 and which summarised outstanding agreements.

**Delegated decision:**

That the report be noted.

**P.102 PLANNING ENFORCEMENT**

The Head of Development Management submitted a report providing statistical information on Enforcement activity between 1 April, 2017 and 30 June, 2017, for information.

**Delegated decision:**

That the report be noted.

**COUNCILLOR J BLACK**  
**Chair**

**(Note: The meeting started at 7.04 pm and ended at 9.04 pm)**